

096.0

0003

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,193,000 / 1,193,000

ASSESSED:

1,193,000 / 1,193,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEE KEVIN & TRICIA
Owner 2:	
Owner 3:	

Street 1: 6 UPLAND ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NGUYEN JOHN N & PATRICIA MW -

Owner 2: -

Street 1: 6 UPLAND ROAD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,022 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Stucco Exterior and 3063 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7022		Sq. Ft.	Site		0	70.	0.90	4									441,462						441,500	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										7022.000		751,500				441,500		1,193,000							
Total Card										0.161		751,500				441,500		1,193,000		Entered Lot Size					
Total Parcel										0.161		751,500				441,500		1,193,000		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		389.49		/Parcel: 389.4				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr										Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Date		Parcel ID	
2020	101	FV								697,300		0		7,022.		441,500		1,138,800		1,138,800		Year End Roll		12/18/2019							
2019	101	FV								525,400		0		7,022.		441,500		966,900		966,900		Year End Roll		1/3/2019							
2018	101	FV								525,400		0		7,022.		378,400		903,800		903,800		Year End Roll		12/20/2017							
2017	101	FV								525,400		0		7,022.		353,200		878,600		878,600		Year End Roll		1/3/2017							
2016	101	FV								525,400		0		7,022.		302,700		828,100		828,100		Year End		1/4/2016							
2015	101	FV								504,400		0		7,022.		271,200		775,600		775,600		Year End Roll		12/11/2014							
2014	101	FV								504,400		0		7,022.		251,000		755,400		755,400		Year End Roll		12/16/2013							
2013	101	FV								504,400		0		7,022.		239,300		743,700		743,700				12/13/2012							

1 of 1

Residential

ARLINGTON

APPRAISED:

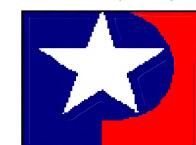
Total Card / Total Parcel

USE VALUE:

1,193,000 / 1,193,000

ASSESSED:

1,193,000 / 1,193,000


Patriot
 Properties Inc.

!7862!

PRINT

Date

Time

12/10/20

22:27:58

LAST REV

Date

Time

05/27/20

14:06:50

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	6	- Stucco
Sec Wall:	8	- Brick Veneer
		25 %
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	Rating:
Bath:	1
Rating:	Very Good
QBth:	Rating:
Bath:	1
Rating:	Very Good
HBth:	Rating:
hrFix:	Rating:

HER FEATURES	
Kits:	1
Rating:	Very Good
\ Kits:	Rating:
Frpl:	2
Rating:	Very Good

COMMENTS												
UAT 100 FINISHED/NO HEAT.												
RESIDENTIAL GRID												
1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lower												

SKETCH

GENERAL INFORMATION

Grade: B - Good
Year Blt: 1934 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact: .
Const Mod:
Lump Sum Adj:

Flue:	Rating:
CONDON INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Ex Cond: VG - V

Functional:	
Economic:	
Special:	
Override:	
Total:	

REMODELING	RES BREAKDOWN		
	No Unit	RMS	BRS
Exterior:	1	7	3
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	7	3

ALC SUMMARY Basis \$ / (SO: 125)

COMPARABLE SALES

COMPARABLE SALES		Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val		
Juris. Factor:		Before Depr:	183.40			
Special Features:	0	Val/Su Net:	165.42			
Final Total:	751500	Val/Su SzAd	266.49			

MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:
SPEC FEATURES/YARD ITEMS					PARCEL ID 096.0-0003-0006.A

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,472	137.890	202,977	UAT	100	FLA	100	C	
BMT	Basement	1,348	41.370	55,764						
SFL	Second Floor	1,160	137.890	159,955						
UAT	Upper Attic	243	96.520	23,455						
HST	Half Story	188	137.890	25,924						
CRWL	Crawl Space	96	20.680	1,986						
OFP	Open Porch	36	47.480	1,709						
Net Sketched Area:		4,543	Total:		471,770					
Size Ad	2820	Gross Are	5460	FinArea	3063					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

